

06-0-1070

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-60
Date Filed: 5-4-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2225 Bohler Road, N.W.**, be changed from the R-3 (Single-Family Residential) District to the RG-2 (Residential General-Sector 2) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 194, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

30A2

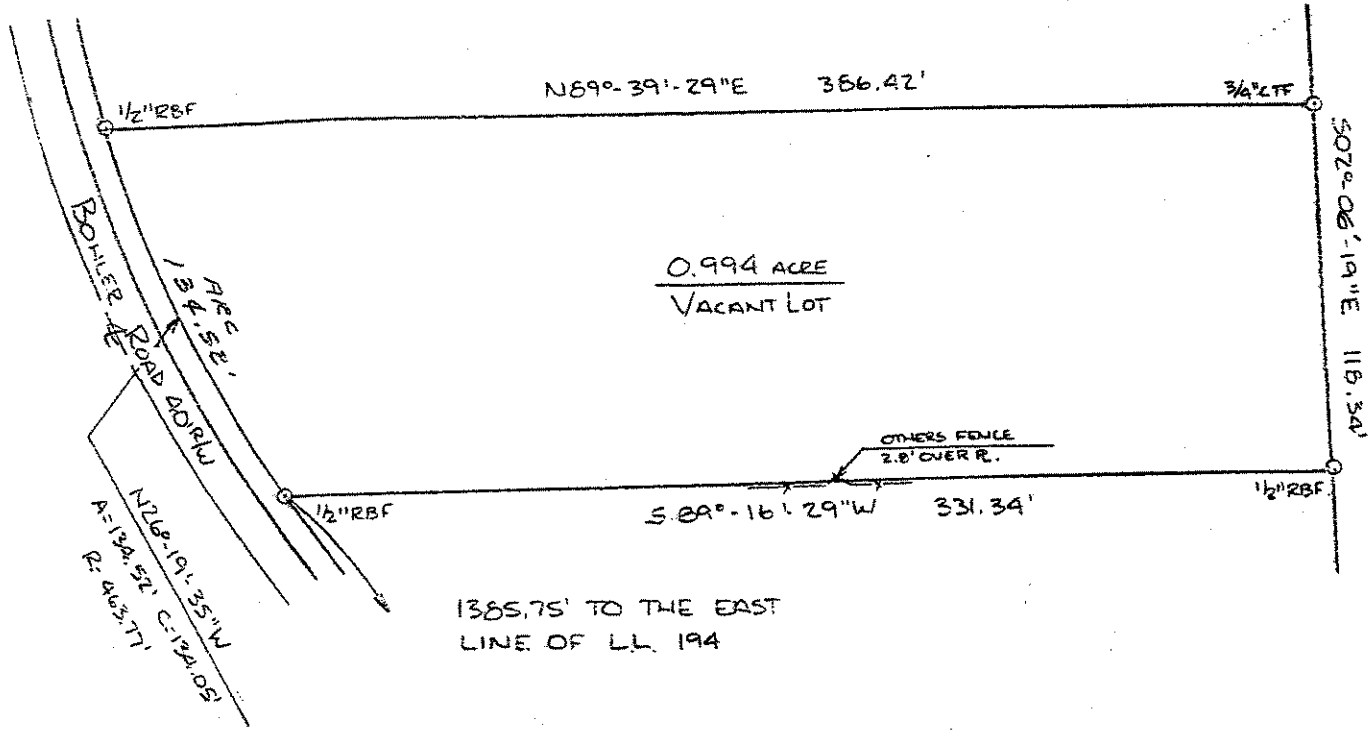
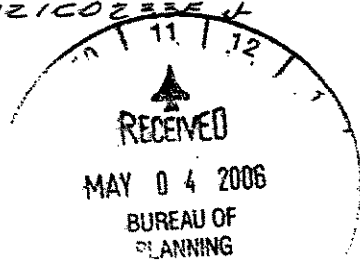
LOT -
BLOCK -
UNIT -
SUBDIVISION -

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCES PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

131210233E4

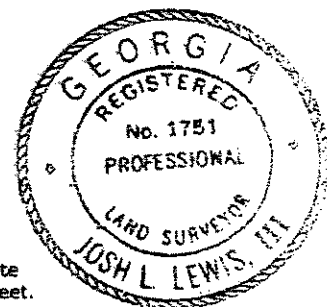
2-06-60




RICHARD S. CHILDERS
DAVID F. CHILDERS
LAWYERS TITLE INSURANCE COMPANY

CERTIFICATION IS MADE TO PURCHASER OF SURVEY, AND IS NOT TRANSFERABLE TO OTHERS. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF IMPROVEMENTS, AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAYS, PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS MAP IS BASED ON AN OPEN TRAVERSE. EQUIPMENT USED - TOPCON TOTAL STATION, DATA COLLECTOR, 100' CLOTH TAPE.

This map or plat has been calculated for closure and is found to be accurate within one foot in 383,032 feet.
REF. - 22336, PG. 165



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

LEGEND				DATE: 10-26-2005		SCALE: 1" = 60'					
				DRAWN BY: GD		GRAPHIC SCALE IN FEET					
RBF (S) REBAR FOUND (SET) CTF (S) CRIMP TOP FOUND (SET) OTF (S) OPEN TOP FOUND (SET) FC FENCE CORNER -X-X- FENCE S/D DECK CONC. CONCRETE R/W RIGHT-OF-WAY A ARC R RADIUS C CHORD PP POWER POLE PE POWER BOX SP SERVICE POLE				SS SANITARY SEWER CB CATCH BASIN JB JUNCTION BOX DI DROP INLET HW HEAD WALL CMP CORRUGATED METAL PIPE RCP REINFORCED CONC. PIPE SSE SANITARY SEWER EASEMENT DE DRAINAGE EASEMENT MH MANHOLE F PORCH S STOOP BL BUILDING LINE PL PROPERTY LINE				17 TH DISTRICT		SECTION	
				LAND LOT 194		FULTON COUNTY		GEORGIA			
GEORGIA LAND SURVEYING CO.						183873					
155 CLIFTWOOD DRIVE, ATLANTA, GA 30328											
PH (404)255-4671 FAX (404)255-6607 WWW.GLSURVEY.COM											
7-6-2005											

7-6-2005

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 194 of the 17th District of Fulton County, Georgia, as per survey dated October 28, 2005, prepared for Richard S. Childers and David F. Childers by Georgia Land Surveying Co., Josh L. Lewis, III, Registered Land Surveyor, and being more particularly described as follows:

Beginning at a one-half inch rebar found on the northeasterly side of the 40 foot right-of-way of Bohler Road at a point 1385.75 feet northwesterly as measured along the northeasterly side of said right-of-way and following the curvatures thereof, from the intersection of the northeasterly side of said right-of-way with the east line of Land Lot 194; thence northwesterly along the northeasterly side of the right-of-way of Bohler Road and following the arc of a curve to the right a distance of 134.52 feet to a one-half inch rebar found (the core distance of said arc being 134.05 feet as measured along a chord bearing of north 26 degrees 19 minutes 35 seconds west); thence departing from said right-of-way north 89 degrees 39 minutes 29 seconds east 386.42 feet to a three-quarter inch crimp top found; thence south 02 degrees 6 minutes 19 seconds east a distance of 118.34 feet to a one-half inch rebar found; thence south 89 degrees 16 minutes 29 seconds west 331.34 feet to a one-half inch rebar found on the northeasterly side of the right-of-way of Bohler Road at the point of beginning, and being 0.994 acre as per the aforesaid survey.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the

